

FLOOD PLAIN NOTE

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOOD AREA PER F.E.M.A. MAP NO. 21111C0111E.

INCREASED IMPERVIOUS SURFACE

PRE-DEVELOPED IMPERVIOUS SURFACE = 8,750 S.F.
 POST-DEVELOPED IMPERVIOUS SURFACE = 49,907 S.F.
 NET INCREASE IN IMPERVIOUS SURFACE = 40,347 S.F.

PRELIMINARY DRAINAGE CALCULATIONS

CHANGE IN RUNOFF COEFFICIENT, C=(0.62-0.29)=0.33
 SITE AREA = 2.1 ACRES
 INCREASED RUNOFF = [(0.33x2.8/12)x2.1AC = 0.161 AC-FT

VARIANCE(S) REQUESTED

- V1 A VARIANCE IS REQUESTED FROM THE LAND DEVELOPMENT CODE TO EXCEED THE MAXIMUM 60' SETBACK.
- V2 A VARIANCE IS REQUESTED FROM THE LAND DEVELOPMENT CODE TO ENCR OACH 10' INTO THE REQUIRED 30' SETBACK

PROJECT SUMMARY

EXISTING FORM DISTRICT	N & SW
EXISTING ZONE	R-4 & OR-3
EXISTING USE	VACANT
PROPOSED FORM DISTRICT	N & SW
PROPOSED ZONE	C-2
PROPOSED USE	RETAIL

ACREAGE	2.10 AC. (91,530 S.F.)
PROPOSED BUILDING S.F.	16,875 S.F.
V.U.A.	45,528 S.F.
I.L.A. REQUIRED (7.5%)	3,415 S.F.
PROVIDED	3,508 S.F.

PARKING SUMMARY

PARKING REQUIRED	
RETAIL (17,000 S.F.)	
MIN. (1 SPACE/250 S.F.)	65 SPACES
MAX. (1 SPACE/150 S.F.)	114 SPACES
PARKING PROVIDED	
STANDARD SPACES	63 SPACES
HANDICAP SPACES	3 SPACES
TOTAL PROVIDED	66 SPACES
BICYCLE PARKING	
TOTAL REQUIRED	2 SPACES
TOTAL PROVIDED	2 SPACES

BICYCLE PARKING

REQUIRED SPACES	
LONG TERM (2, OR 1 PER 50,000 S.F.)	2 SPACES
SHORT TERM (2, OR 1 PER 25,000 S.F.)	2 SPACES
PROVIDED SPACES	
LONG TERM	2 SPACES
SHORT TERM	2 SPACES

TREE CANOPY CALCULATIONS (TCCA)

CLASS: C
 EXISTING TREE CANOPY: 31% COVERAGE
 SITE AREA: 2.10 AC (91,530 SF)
 EXISTING TREES PRESERVED: 0 SF (0%)
 REQUIRED NEW TREE CANOPY: 18,306 SF (20%)
 REQUIRED TOTAL TREE CANOPY: 18,306 SF (20%)

PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

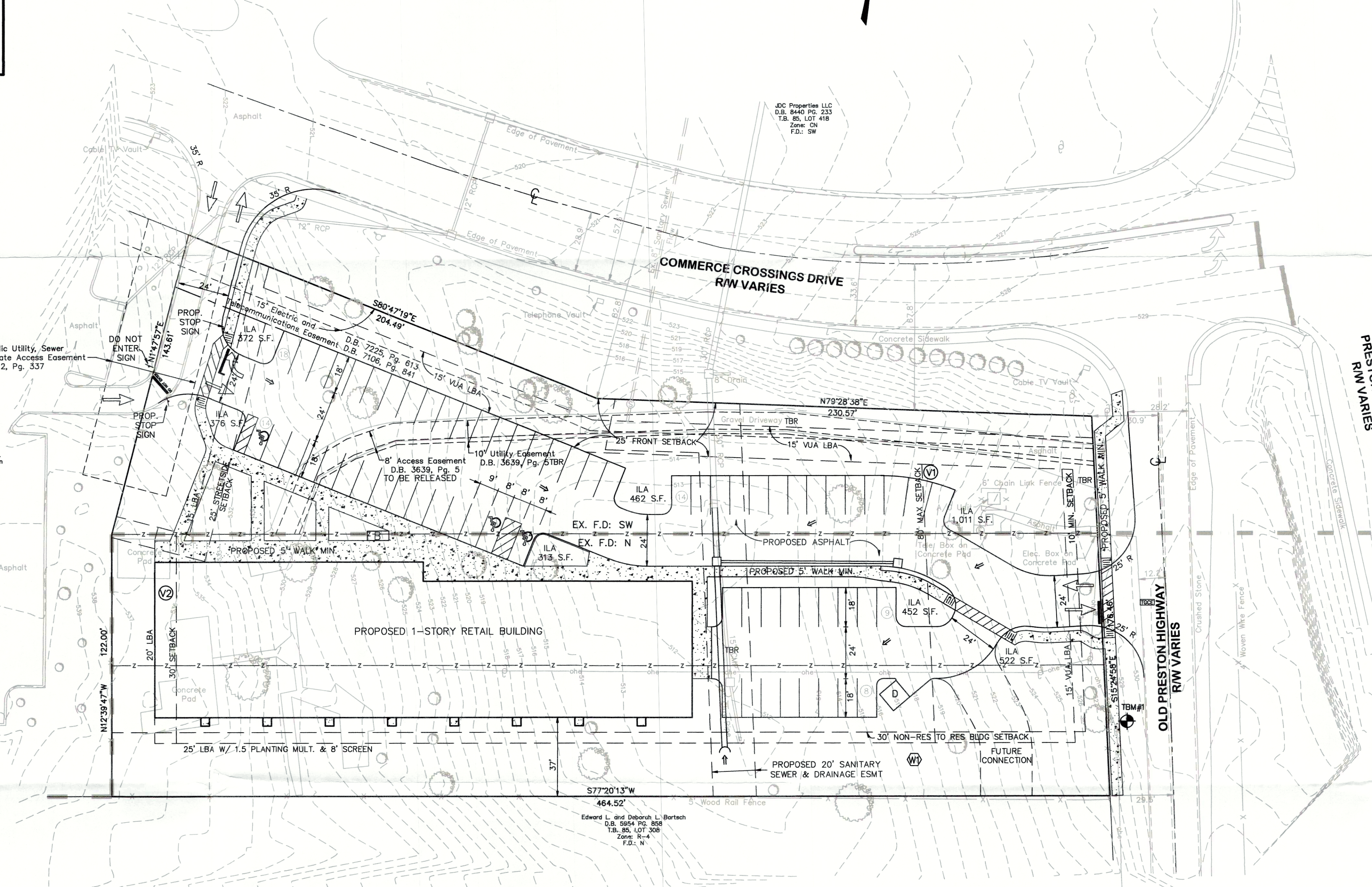
BY: [Signature]
 DATE: 12/04/19

LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

40'x120' Public Utility, Sewer Drainage, and Private Access Easement D.B. 7512, Pg. 337

Preston Investments, LLC D.B. Unknown PG. Unknown T.B. 85, LOT 421 Zone: OR-3 F.D. SW

PRELIMINARY APPROVAL
 Condition of Approval:
 [Signature]
 Date: 12-4-19
 LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
 DOCKET NO. _____
 APPROVAL DATE _____
 EXPIRATION DATE _____
 SIGNATURE OF PLANNING COMMISSION _____
 PLANNING COMMISSION

CASE # 19-ZONE-0036
 RELATED CASE(S) # 19-ZONEPA-0018

DETAILED DISTRICT DEVELOPMENT PLAN

COMMERCE CROSSINGS SECTION EIGHT

5210 COMMERCE CROSSINGS DRIVE
 10108 PRESTON HIGHWAY &
 10108 OLD PRESTON HIGHWAY
 LOUISVILLE, KENTUCKY 40229

OWNER/DEVELOPER:
 ELDA ACQUISITION LLC
 12910 SHELBYVILLE ROAD
 SUITE 200
 LOUISVILLE KENTUCKY 40243
 D.B. 7514, PG. 645
 T.B. 85 LOT 441
 D.B. 7864, PG. 671
 T.B. 85 LOT 274 & 275

RECEIVED
 NOV 21 2019
 PLANNING & DESIGN SERVICES

DISTRICT DEVELOPMENT PLAN

JOB NUMBER 09028

1 OF 1

GENERAL NOTES

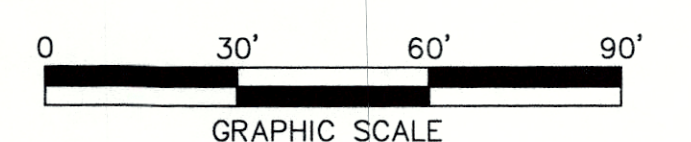
- (←) DEPICTS DIRECTION OF STORM WATER FLOW FOR SCHEMATIC PURPOSES ONLY. A DETAILED DRAINAGE PLAN WILL BE SUBMITTED TO MSD FOR FINAL APPROVAL PRIOR TO CONSTRUCTION.
- SANITARY SEWER SERVICE PROVIDED BY NEW PSC, SUBJECT TO FEE'S AND ANY APPLICABLE CHARGES.
- SEWAGE FROM THIS DEVELOPMENT WILL BE TREATED AT DEREK R. GUTHRIE WATER QUALITY TREATMENT CENTER.
- ALL LUMINAIRES SHALL BE AIMED, DIRECTED, OR FOCUSED SUCH AS TO NOT CAUSE DIRECT LIGHT FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES (E. CONSERVATION EASEMENTS, GREENWAYS, PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR CREATE GLARE PERCEPTIBLE TO PERSONS OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAY.
- ALL PARKING SPACES ARE 9 FEET WIDE BY 18 FEET DEEP UNLESS OTHERWISE NOTED.
- CONSTRUCTION FENCING SHALL BE ERECTED AT THE EDGE OF THE AREA OF DEVELOPMENT PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE PERMITTED WITHIN THE AREA.
- ALL DUMPSTERS AND SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
- A TREE PRESERVATION PLAN WILL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER SERVICE TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- THE LOCATION AND TYPE OF ANY TREES OR LANDSCAPING WITHIN THE ROADWAY RIGHT-OF-WAY WILL BE EVALUATED FOR ROADSIDE SAFETY AND SIGHT DISTANCE REQUIREMENTS BY METRO PUBLIC WORKS WHICH RESERVES THE RIGHT TO REMOVE THEM WITHOUT THE APPROVAL OF THE PROPERTY OWNER.
- CAPACITY CHARGES TO BE CALCULATED.
- CONSTRUCTION PLANS, BOND AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
- KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
- ALL SIGNING AND STRIPING, AS APPLICABLE CONFORM TO MUTCD.
- THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- LOTS SHALL BE CONSOLIDATED PRIOR TO CONSTRUCTION APPROVAL.
- UPON DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTIES, A UNIFIED ACCESS AND CIRCULATION SYSTEM SHALL BE DEVELOPED TO ELIMINATE PREEXISTING CURB CUTS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT ADJACENT SITES AS DETERMINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS. A CROSS ACCESS AGREEMENT TO RUN WITH THE LAND AND IN A FORM ACCEPTABLE TO PLANNING COMMISSION LEGAL COUNSEL SHALL BE RECORDED PRIOR TO THE TIME OF CONSTRUCTION APPROVAL FOR THE ADJACENT PROPERTY TO BE DEVELOPED.

- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- IF SITE HAS THRU DRAINAGE AN EASEMENT PLAT WILL BE REQUIRED PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.
- SITE IS SUBJECT TO REGIONAL FACILITY FEES X 1.5 VERIFICATION OF THE CAPACITY TO COOPER CHAPEL BRANCH REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- A KARST SURVEY WAS PERFORMED ON NOVEMBER 1, 2019 BY ECS, IN WHICH THEY DETERMINED NO KARST LIKE FEATURES WERE OBSERVED ON THE SITE.

LEGEND

- EX. UTILITY POLE
- EX. CONTOUR
- EX. FIRE HYDRANT
- EX. OVERHEAD ELECTRIC
- EX. LIGHT POST
- EX. SANITARY SEWER
- PARKING COUNT
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- PROPOSED SILT FENCE
- PROPOSED DRAINAGE INLET
- DIRECTION OF STORM WATER FLOW
- PROPOSED DUMPSTER LOCATION
- TO BE REMOVED
- EXISTING ZONING & FORM DISTRICT LINE
- PROPOSED BIKE RACK

BENCHMARK
 SPIKE IN UTILITY POLE ON THE WEST SIDE OF OLD PRESTON HIGHWAY ELEVATION 528.44 NAVD 88



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COMMERCE CROSSINGS SECTION EIGHT

DATE: 6/18/19
 DRAWN BY: G.C.Z.
 CHECKED BY: J.M.M.
 SCALE: 1"=30' (HORZ)
 SCALE: N/A (VERT)

REVISIONS

PREAPP CMNTS 8/5/19
PREAPP CMNTS 9/18/19
AGENCY CMNTS 10/14/19
AGENCY CMNTS 11/4/19
AGENCY CMNTS 11/19/19